

The Saraland Planning Commission convened in regular session on October 8, 2024, at the Saraland Municipal Court. The meeting was called to order at 5:53 p.m. by Chairman Scooter Thronson.

Roll call was as follows:

Present: Chairman Scooter Thronson
Vice Chairman David Brown
Council Representative Wayne Biggs
Chief Lee Smith
Doctor Wayne Lyssy
Mr. Vincent Walker

Absent: Secretary Julie McGuire
Mayor Dr. Howard Rubenstein
Mr. Barry Andrews

Others present: Mike Black, Saraland Chief Building Official; Brendan Schwandner, Saraland City Planner; David Walker, City Attorney, Jennifer Jemison, Zoning Inspector.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown, to approve the minutes for the August 13, 2024 and September 10, 2024 regular meetings. All approved. Motion carried.

Motion was made by Dr. Wayne Lyssy, seconded by Mr. David Brown, to approve the October 8, 2024, Planning Commission agenda. All approved. Motion carried.

Chairman Scooter Thronson called for conflicts of interest of any agenda items for members of the Planning Commission. No conflicts.

Mr. David Brown said the invocation.

OLD BUSINESS:

A. Review of the Draft City of Saraland Comprehensive Plan

Motion was made by Wayne Biggs, seconded by Vincent Walker to postpone this item to November. All approved. Motion carried

NEW BUSINESS:

- A Public Hearing & Preliminary/Final Subdivision Plat Review for the 2-lot subdivision "Huffman Land LLC Subdivision", concerning 1030 Industrial Parkway, parcel 2203081000089.013, approx. 3.99 acres total, filed by Huffman Land, LLC**

This subdivision proposes the creation of 2 lots for commercial use on the property. The proposed McDonald's restaurant was approved at this location on the proposed Lot 1. This development would comply with all relevant setback and density requirements as it pertains to this subdivision in a B-2 district.

Motion was made by Doctor Wayne Lyssy, seconded by David Brown. All approved. Motion Carried.

- B Public Hearing & Preliminary Subdivision Plat Review for the 3-lot subdivision "Saraland Hwy 158 Subdivision", concerning parcel 2203071000003.004, located on Industrial Parkway, approx. 8.31 acres total, filed by Charles Tisher of Clark, Geer, Latham and Associates on behalf of Saraland Hwy 158 Partners, LLC

This subdivision proposes the construction of a public roadway and creation of three lots for planned commercial developments to be considered at a later meeting. The application submittals were reviewed by Planning Staff, the Fire Inspector, and the City Engineer, and the applicant was provided the findings of these reviews. The submittal documents were found to be missing the provision of a tree survey to indicate existing significant trees, as well as a compatible tree preservation and landscaping plan. The City Engineer requested provision of supplemental documentation and details pertaining to sidewalk ADA compliance, revisions to the sewer pipe plan, provision of typical sections for roadway buildup, and additional drainage details.

Motion was made by Doctor Wayne Lyssy, seconded by David Brown for a favorable recommendation to approve Item B. Approval is contingent upon provision of a tree survey, provision of a tree preservation and landscaping plan, or a letter or addendum confirming that tree preservation and landscaping will be addressed in future site plan review submittals, and provision of submittals to address the City Engineer's requirements for additional details. All approved. Motion Carried.

- C Planning Approval for the use of a B-2-zoned lot as a single-family residence located at 126 Harris Avenue, parcel 1908330007100.000, filed by Jesse Knight.

This is to consider the approval of a single-family dwelling in a B-2 General Business district, a district which requires planning approval for single-family dwellings. While this property and all abutting properties are zoned B-2, it is believed this development would fit the existing residential character of the surrounding neighborhood.

Motion was made by Doctor Wayne Lyssy, seconded by David Brown. All approved. Motion Carried.

- D Site Plan Review for a proposed hardware and materials storage building at the Ala-Season, LLC office, a B-2 zoned lot located at 1020 Cleveland Road, parcel 2202094000001.001, filed by Joseph Michael Norwood Jr.

This concerns the construction of a 4,800 square foot storage building to the rear of the Ala-Season office, a property which is currently zoned B-2 General Business and is surrounded by B-2 zoned properties to the north/east/west, and R-2 zoned properties to the south. The site plan submittals were reviewed by Planning Staff, the Fire Inspector, and the City Engineer, and the applicant was provided the findings of these reviews.

Motion was made by Doctor Wayne Lyssy, seconded by Vincent Walker. All approved. Motion Carried.

- E Planning Approval for Corner Storage, for a proposed indoor storage facility on a B-2 zoned lot located at 1447 Industrial Pkwy, parcel 2203071000003.003, filed by Scott Moore of Civilogistix

Motion was made by Doctor Wayne Lyssy, seconded by David Brown. All approved. Motion Carried.

Item E concerns a proposal to utilize roughly an approximately 5 acre lot in a B-2 General Business district for a 75,900 square foot climate-controlled storage facility. This proposal was first considered at the July 2023 Planning Commission meeting, at which it was approved contingent upon receipt of the necessary permitting and provision of a completed Stormwater Facilities Maintenance agreement. The site plan submittals have been re-reviewed by Planning, Fire Safety, and the City Engineer, and the applicant was provided the findings of these reviews.

Motion was made by Doctor Wayne Lyssy, seconded by David Brown to approve Item E. Approval is contingent upon provision of ADEM and ALDOT permits prior to site disturbance, and provision of the Stormwater Maintenance Agreement. All approved. Motion Carried.

- F Site Plan Review for Corner Storage, a proposed indoor storage facility on a B-2 zoned lot located at 1447 Industrial Pkwy, parcel 2203071000003.003, filed by Scott Moore of Civilogistix

Item F concerns a proposal to utilize roughly an approximately 5 acre lot in a B-2 General Business district for a 75,900 square foot climate-controlled storage facility. This proposal was first considered at the July 2023 Planning Commission meeting, at which it was approved contingent upon receipt of the necessary permitting and provision of a completed Stormwater Facilities maintenance Agreement. The site plan submittals have been re-reviewed by Planning, Fire Safety, and the City Engineer, and the applicant was provided the findings of these reviews.

Motion was made by Doctor Wayne Lyssy, seconded by Vincent Walker to approve Item E. Approval is contingent upon provision of ADEM and ALDOT permits prior to site disturbance, and provision of the Stormwater Maintenance Agreement. All approved. Motion Carried.

- G Planning Approval for Cottages at Saraland, Phase I, a proposed 216 unit multi-family residential development on an R-4 zoned property located on Industrial Parkway, concerning parcels, approx. 63.46 acres total, filed by Justin Jordan & Bert Allen on behalf of Elcan & Associates Inc.

Item G concerns the final step of Planning Commission consideration for the Cottages at Saraland development. The preliminary/final PUD for this development was previously approved by the Planning Commission in July 2023. The site plan submittal has been found to be consistent with the PUD submittal. This development is proposed to contain quadplexes and duplexes with 298 units total, accessed by four controlled access entrances – two off Industrial Pkwy and two off Spartan Drive. The site plan shows common area provisions for a pool, dog park, playground, sidewalks, and approximately 15.5 acres of green space. The site plan submittals were reviewed by Planning Staff, the Fire Inspector, and the City Engineer, and the applicant was provided the findings of these reviews.

Motion was made by Wayne Biggs, seconded by David Brown to approve Item G. Approval is contingent upon provision of an approval letter from the Corps of Engineers for shown improvements over delineated wetlands, provision of the approved ALDOT permits prior to site disturbance, and provision of a letter from Saraland Water & Sewer stating service availability to the property prior to site disturbance. All approved. Motion Carried.

- H Site Plan Review for Cottages at Saraland, Phase I, a proposed 216 unit multi-family residential development on an R-4 zoned property located on Industrial Parkway, concerning parcels, approx. 63.46 acres total, filed by Justin Jordan & Bert Allen on behalf of Elcan & Associates Inc.

Item H concerns the final step of Planning Commission consideration for the Cottages at Saraland development. The preliminary/final PUD for this development was previously approved by the Planning Commission in July 2023. The site plan submittal has been found to be consistent with the PUD submittal. This development is proposed to contain quadplexes and duplexes with 298 units total, accessed by four controlled access entrances – two off Industrial Pkwy and two off Spartan Drive. The site plan shows common area provisions for a pool, dog park, playground, sidewalks, and approximately 15.5 acres of green space. The site plan submittals were reviewed by Planning Staff, the Fire Inspector, and the City Engineer, and the applicant was provided the findings of these reviews.

Motion was made by Wayne Biggs, seconded by David Brown to approve Item H. Approval is contingent upon provision of an approval letter from the Corps of Engineers for shown improvements over delineated wetlands, provision of the approved ALDOT permits prior to site disturbance, and provision of a letter from Saraland Water & Sewer stating service availability to the property prior to site disturbance. All approved. Motion Carried.

- I Planning Approval for Cottages at Saraland, Phase II, a proposed 82 unit multi-family residential development on an R-4 zoned property located on Industrial Parkway, concerning parcels, approx. 16.14 acres total, filed by Justin Jordan & Bert Allen on behalf of Elcan & Associates Inc.

Item I concerns the final step of Planning Commission consideration for the Cottages at Saraland development. The preliminary/final PUD for this development was previously approved by the Planning Commission in July 2023. The site plan submittal has been found to be consistent with the PUD submittal. This development is proposed to contain quadplexes and duplexes with 298 units total, accessed by four controlled access entrances – two off Industrial Pkwy and two off Spartan Drive. The site plan shows common area provisions for a pool, dog park, playground, sidewalks, and approximately 15.5 acres of green space. The site plan submittals were reviewed by Planning Staff, the Fire Inspector, and the City Engineer, and the applicant was provided the findings of these reviews.

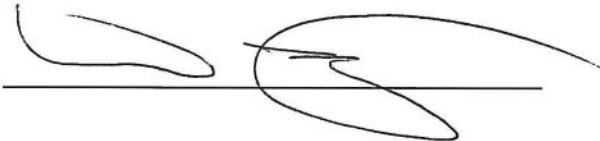
Motion was made by Wayne Biggs, seconded by David Brown to approve Item I. Approval is contingent upon provision of an approval letter from the Corps of Engineers for shown improvements over delineated wetlands, provision of the approved ALDOT permits prior to site disturbance, and provision of a letter from Saraland Water & Sewer stating service availability to the property prior to site disturbance. All approved. Motion Carried.

- J Site Plan Review for Cottages at Saraland, Phase II, a proposed 82 unit multi-family residential development on an R-4 zoned property located on Industrial Parkway, concerning parcels, approx. 16.14 acres total, filed by Justin Jordan & Bert Allen on behalf of Elcan & Associates Inc.

Item J concerns the final step of Planning Commission consideration for the Cottages at Saraland development. The preliminary/final PUD for this development was previously approved by the Planning Commission in July 2023. The site plan submittal has been found to be consistent with the PUD submittal. This development is proposed to contain quadplexes and duplexes with 298 units total, accessed by four controlled access entrances – two off Industrial Pkwy and two off Spartan Drive. The site plan shows common area provisions for a pool, dog park, playground, sidewalks, and approximately 15.5 acres of green space. The site plan submittals were reviewed by Planning Staff, the Fire Inspector, and the City Engineer, and the applicant was provided the findings of these reviews.

Motion was made by Wayne Biggs, seconded by Doctor Wayne Lyssy to approve Item J. Approval is contingent upon provision of an approval letter from the Corps of Engineers for shown improvements over delineated wetlands, provision of the approved ALDOT permits prior to site disturbance, and provision of a letter from Saraland Water & Sewer stating service availability to the property prior to site disturbance. All approved. Motion Carried.

There being no further business to come before the Planning commission, the meeting adjourned at 6:13 p.m.

ACCEPTED AND APPROVED:
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